

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Kayla Kinneen

PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel



PLATTING BOARD  
Chair Ron Johnson, District 1  
Brian Goodman, District 2  
Vice Chair Eric Koan, District 3  
Dan Bush, District 4  
Michelle Traxler, District 5  
Sandra Kreger, District 6  
Sidney Bertz, District 7  
Karla McBride, Alternate A  
Robert Hallford, Alternate B

## **PLATTING BOARD AGENDA** **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

**PLATTING BOARD MEETING**

**1:00 P.M.**

**September 19, 2024**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [plattting@matsugov.us](mailto:plattting@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

### **TELEPHONIC TESTIMONY: (Audio only)**

**(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)**

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

**OBSERVE:** You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

### **1. CALL TO ORDER**

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

### **2. APPROVAL OF MINUTES**

A. September 5, 2024

### 3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

### 4. UNFINISHED BUSINESS

(None)

### 5. RECONSIDERATIONS/APPEALS

(None)

### 6. PUBLIC HEARINGS

A. **ANCIENT TREE ESTATES B1 L4 SLEV:** The request is to vacate the 33' wide section line easement on the northern boundary of **Block 1, Lot 4, Ancient Tree Estates**, Plat #82-89 excepting the west 86'. The property is located west of Mud Lake, south and east of E. Bogard Road, and directly north of N. Creekview Drive (Tax ID #2327B01L004); within the NW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.(Petitioner/Owner: Hans Hanson / Crystal Investments, LLC, Staff: Matthew Goddard, Case # 2024-090)

B. **ALLIANCE COUNTRY HEIGHTS:** The request is to 19 lots from Tax Parcel D14 and Tax Parcel D4 (Parcel #1, MSB Waiver 97-45-PWm; and Parcel #1, MSB Waiver 95-22-PWm respectively) to be known as **ALLIANCE COUNTRY HEIGHTS**, containing 20.04 acres +/- . The subject property is located north of W. Parks Highway, east of N. Pittman Road, south of W. Karsten Drive, and directly west of N. Suzanna Street (Tax ID# 17N02W02D014, 17N02W02D004); within the SE 1/4 of Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. (Petitioner/Owner: Alliance Construction LLC, Staff: Natasha Heindel, Case # 2024-093)

### ITEMS OF BUSINESS & MISCELLANEOUS

(None)

### 7.PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (if needed)

- Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Kayla Kinneen)

- October 3, 2024, Platting Board Meeting; we have two cases to be heard:
  - Victory Gerwig
  - Katagnik Ranch Estates

### 8.BOARD COMMENTS

### 9.ADJOURNMENT